

*Symonds  
Taylor*



**4 Rannoch House, Lindisfarne Road**

Newcastle Upon Tyne

Guide Price **£450,000**







## 4 Rannoch House

Lindisfarne Road, Newcastle Upon Tyne

This immaculately presented first floor apartment is in an exclusive purpose built building, of only seven apartments, in the heart of Jesmond. The extensively refurbished accommodation comprises two double bedrooms, two tiled bathrooms, one of which is an ensuite, a designer kitchen with dining area and a spacious living room. This property will appeal to a wide range of buyers from professional couples to those seeking to downsize. Due to the high quality finish of this apartment an internal inspection is highly recommended.

### **Accommodation comprises:**

**Ground floor:** Communal hallway, lift, and stairs access.

**First floor:** Communal landing, hallway, living room, dining kitchen, principal bedroom, ensuite shower room, bedroom two, shower room.

**Outside:** Communal grounds and driveway, covered parking bay, store.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



FIRST FLOOR APARTMENT



**FLAT 4, RANNOCH HOUSE, 10 LINDISFARNE ROAD, JESMOND, NE2 2HE**

APPROXIMATE GROSS INTERNAL AREA 82 SQ M 879 SQ FT - NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.









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All descriptions, plans or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you.